

004.0

Map

0003

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 950,800 /

USE VALUE: 950,800 /

ASSESSed: 950,800 /

Total Card /

Total Parcel

950,800

950,800

950,800

PROPERTY LOCATION

No

Alt No

Direction/Street/City

86

-88

MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:

LYDOTES ARISTOMENES A-ETAL

Owner 2:

LYDOTES STELLA A.

Owner 3:

Street 1:

86 MELROSE STREET

Street 2:

Twn/City:

ARLINGTON

St/Prov:

MA

Cntry:

Own Occ:

Y

Postal:

02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,141 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2833 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

5141

Sq. Ft.

Site

0

80.

1.12

1

459,383

459,400

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

5141.000

486,300

5,100

459,400

950,800

Total Card

0.118

486,300

5,100

459,400

950,800

Total Parcel

0.118

486,300

5,100

459,400

950,800

Source:

Market Adj Cost

Total Value per SQ unit /Card:

335.65

/Parcel:

335.6

Legal Description

User Acct

3873

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

004.0-0003-0007.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

104

FV

486,400

5100

5,141.

459,400

950,900

950,900

Year End Roll

12/18/2019

2019

104

FV

374,400

5100

5,141.

488,100

867,600

867,600

Year End Roll

1/3/2019

2018

104

FV

373,500

5100

5,141.

356,000

734,600

734,600

Year End Roll

12/20/2017

2017

104

FV

349,600

5100

5,141.

310,100

664,800

664,800

Year End Roll

1/3/2017

2016

104

FV

349,600

5100

5,141.

264,100

618,800

618,800

Year End

1/4/2016

2015

104

FV

310,200

5100

5,141.

258,400

573,700

573,700

Year End Roll

12/11/2014

2014

104

FV

310,200

5100

5,141.

212,500

527,800

527,800

Year End Roll

12/16/2013

2013

104

FV

323,300

5100

5,141.

202,100

530,500

530,500

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

13752-384

8/1/1979

83,000

No

No

Y

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

8/11/2017

MEAS&NOTICE

HS

Hanne S

5/4/2009

Measured

163

PATRIOT

10/16/1999

Inspected

264

PATRIOT

9/20/1999

Mailer Sent

9/20/1999

Measured

264

PATRIOT

1/1/1989

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_/\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

## EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
												</						